

104.0

0008

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

767,300 / 767,300

USE VALUE:

767,300 / 767,300

ASSESSED:

767,300 / 767,300

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
27		FOX MEADOW LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SESHADRI NAGRAJ	
Owner 2: NAGRAJ-SESHADRI RASHMI	
Owner 3:	

Street 1: 9 CAMBRIDGE ST	
Street 2:	

Twn/City: WINCHESTER	
St/Prov: MA	Cntry
Postal: 01890	Own Occ: N

Postal: 01890	Type:
---------------	-------

PREVIOUS OWNER	
Owner 1: SEBRING DONNA & -	
Owner 2: LYONS DEBORAH -	
Street 1: 87 SADJA DRIVE	
Twn/City: SHREWSBURY	
St/Prov: MA	Cntry
Postal: 01545	

Postal: 01545	
---------------	--

NARRATIVE DESCRIPTION	
This parcel contains .21 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Wood Shingle Exterior and 1512 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R0
o	LARGE LOT
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	1	Level
Street		
Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
101	One Family
9140	Sq. Ft.
Site	
0	70.
0.764	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description		User Acct
Use Code	Land Size	Building Value	Yard Items		Land Value	Total Value			
101	9140.000	281,100	300		485,900	767,300			
Total Card	0.210	281,100	300		485,900	767,300	Entered Lot Size		
Total Parcel	0.210	281,100	300		485,900	767,300	Total Land:		
Source:	Market Adj Cost		Total Value per SQ unit /Card:		507.47	/Parcel: 507.47	Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	281,100	300	9,140.	485,900	767,300		Year end	12/23/2021
2021	101	FV	271,400	300	9,140.	485,900	757,600		Year End Roll	12/10/2020
2020	101	FV	271,400	300	9,140.	485,900	757,600		757,600 Year End Roll	12/18/2019
2019	101	FV	217,800	300	9,140.	485,900	704,000	704,000 Year End Roll		1/3/2019
2018	101	FV	217,800	0	9,140.	416,500	634,300	634,300 Year End Roll		12/20/2017
2017	101	FV	217,800	0	9,140.	388,800	606,600	606,600 Year End Roll		1/3/2017
2016	101	FV	217,800	0	9,140.	333,200	551,000	551,000 Year End		1/4/2016
2015	101	FV	204,300	0	9,140.	298,500	502,800	502,800 Year End Roll		12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEBRING DONNA &	1428-20		12/17/2012		535,000	No	No		Donald Abboud dod 9/1/2008
ABBOUD DONALD C	1217-143		2/8/2000	Convenience		1	No	4	
	679-65		1/1/1901			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2021	Mail Update	JO	Jenny O
9/14/2018	MEAS&NOTICE	BS	Barbara S
2/18/2009	Meas/Inspect	189	PATRIOT
10/26/1999	Meas/Inspect	264	PATRIOT
7/30/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 5 - Cape	Sty Ht: 1T - 1 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:							
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: %	OthrFix: 1	Rating: Average	OTHER FEATURES	RESIDENTIAL GRID															
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: LIGHT GREEN	View / Desir:	Kits: 1	Rating: Average	1st Res Grid Desc: Line 1 # Units	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O				
GENERAL INFORMATION				A Kits:	Rating:	Level																
Grade: C - Average	Year Blt: 1955	Eff Yr Blt:	Alt LUC:	FrpI: 1	Rating: Average	Other																
Jurisdct:	Fact: .	Const Mod:	Lump Sum Adj:	WSFlue:	Rating:	Upper																
INTERIOR INFORMATION				Name:	DEPRECIATION	Lvl 2																
Avg Ht/FL: STD	Prim Int Wal: 1 - Drywall	Sec Int Wall: %	Partition: T - Typical	Phys Cond: GD - Good	18. %	Lvl 1																
Prim Floors: 3 - Hardwood	Sec Floors: %	Total: 18.6 %	Override:	Functional:	%	Lower																
Bsmnt Flr: 12 - Concrete	Subfloor:	CALC SUMMARY		Economic:	%	REMODELING	No Unit	RMS	BRS	FL	RES BREAKDOWN	SUB AREA										
Bsmnt Gar:	Electric: 3 - Typical	Basic \$ / SQ: 110.00		Special:	%	Exterior:					Interior:	No Unit	RMS	BRS	FL	SUB AREA DETAIL						
Insulation: 2 - Typical	Int vs Ext: S	Size Adj.: 1.34444439		Override:	%	Additions:					Kitchen:	6	3									
Heat Fuel: 1 - Oil	Heat Type: 3 - Forced H/W	Const Adj.: 0.99989998		Total: 18.6 %		Baths:					Electric:											
# Heat Sys: 1	% Heated: 100	Adj \$ / SQ: 147.874				Plumbing:					Heating:											
Solar HW: NO	Central Vac: NO	Other Features: 77000				General:					Totals											
% Com Wal	% Sprinkled	Grade Factor: 1.00																				
MOBILE HOME				NBHD Inf: 1.00000000																		
SPEC FEATURES/YARD ITEMS				NBHD Mod:																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
19	Patio	D	Y	1	12X12	A	FR	1965	4.85	T	51	101			300		300					
More: N	Total Yard Items:	300	Total Special Features:		Total:	300																
IMAGE AssessPro Patriot Properties, Inc																						